



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0422-49

Part 1: Tax Deed Application Information

| | | | |
|-------------------------------------|---|-------------------------|--------------|
| Applicant Name Applicant Address | CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226 | Application date | Apr 16, 2021 |
| Property description | SARVER RONALD M 714 WINGATE ST PENSACOLA, FL 32507 2013 W GREGORY ST 15-2692-300 LT 6 & E 14 FT LT 7 BLK 38 MAXENT TRACT OR 7369 P 279 CA 117 | Certificate # | 2019 / 8342 |
| | | Date certificate issued | 06/01/2019 |

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

| Column 1 Certificate Number | Column 2 Date of Certificate Sale | Column 3 Face Amount of Certificate | Column 4 Interest | Column 5: Total (Column 3 + Column 4) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2019/8342 | 06/01/2019 | 958.22 | 47.91 | 1,006.13 |
| # 2020/8810 | 06/01/2020 | 1,004.24 | 50.21 | 1,054.45 |
| → Part 2: Total* | | | | 2,060.58 |

Part 3: Other Certificates Redeemed by Applicant (Other than County)

| Column 1 Certificate Number | Column 2 Date of Other Certificate Sale | Column 3 Face Amount of Other Certificate | Column 4 Tax Collector's Fee | Column 5 Interest | Total (Column 3 + Column 4 + Column 5) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # / | | | | | |
| Part 3: Total* | | | | | 0.00 |

Part 4: Tax Collector Certified Amounts (Lines 1-7)

| | |
|---|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above) | 2,060.58 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 969.96 |
| 4. Property information report fee | 200.00 |
| 5. Tax deed application fee | 175.00 |
| 6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) | 0.00 |
| 7. Total Paid (Lines 1-6) | 3,405.54 |

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date April 27th, 2021

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

| Part 5: Clerk of Court Certified Amounts (Lines 8-14) | |
|---|--|
| 8. Processing tax deed fee | |
| 9. Certified or registered mail charge | |
| 10. Clerk of Court advertising, notice for newspaper, and electronic auction fees | |
| 11. Recording fee for certificate of notice | |
| 12. Sheriff's fees | |
| 13. Interest (see Clerk of Court Instructions, page 2) | |
| 14. Total Paid (Lines 8-13) | |
| 15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. | |
| 16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) | |
| Sign here: _____ Date of sale <u>04/04/2022</u> | |
| Signature, Clerk of Court or Designee | |

INSTRUCTIONS

+ 1250

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100300

To: Tax Collector of ESCAMBA COUNTY, Florida

I,

CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

| Account Number | Certificate No. | Date | Legal Description |
|----------------|-----------------|------------|---|
| 15-2692-300 | 2019/8342 | 06-01-2019 | LT 6 & E 14 FT LT 7 BLK 38 MAXENT TRACT OR 7369 P 279 CA 117 |

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-16-2021
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

[Nav. Mode](#)
☒ Account
 ☐ Reference

[Printer Friendly Version](#)

| | | | | | | |
|--|---|--|-------------|--------------|--------------|----------------|
| General Information | | Assessments | | | | |
| Reference: | 0005009080006038 | Year | Land | Imprv | Total | Cap Val |
| Account: | 152692300 | 2020 | \$20,908 | \$31,876 | \$52,784 | \$45,881 |
| Owners: | SARVER RONALD M | 2019 | \$20,908 | \$29,752 | \$50,660 | \$41,710 |
| Mail: | 714 WINGATE ST PENSACOLA, FL 32507 | 2018 | \$20,908 | \$27,627 | \$48,535 | \$37,919 |
| Situs: | 2013 W GREGORY ST 32502 | Disclaimer | | | | |
| Use Code: | SINGLE FAMILY RESID | Market Value Breakdown Letter | | | | |
| Taxing Authority: | PENSACOLA CITY LIMITS | Tax Estimator | | | | |
| Tax Inquiry: | Open Tax Inquiry Window | File for New Homestead Exemption Online | | | | |
| Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector | | Report Storm Damage | | | | |

| | | | | | | |
|---|-------------|---------------------------------------|--------------|-------------|--------------------------------------|--|
| Sales Data | | 2020 Certified Roll Exemptions | | | | |
| Sale Date | Book | Page | Value | Type | Official Records (New Window) | None |
| 06/22/2015 | 7369 | 279 | \$26,000 | WD | | Legal Description |
| 11/1979 | 1390 | 83 | \$44,500 | WD | | LT 6 & E 14 FT LT 7 BLK 38 MAXENT TRACT OR 7369 P 279 CA 117 |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | Extra Features |
| | | | | | | None |

Parcel Information

+

-

1

Section

Map Id:

CA117

Approx. Acreage:

0.1263

Zoned:

R-1A

Evacuation & Flood Information

[Open Report](#)

Launch Interactive Map

View Florida Department of Environmental Protection(DEP) Data

| | |
|--|--|
| Buildings | |
| Address: 2013 W GREGORY ST, Year Built: 1928, Effective Year: 1960, PA Building ID#: 26306 | |
| Structural Elements | |
| DECOR/MILLWORK-BELOW AVERAGE | |

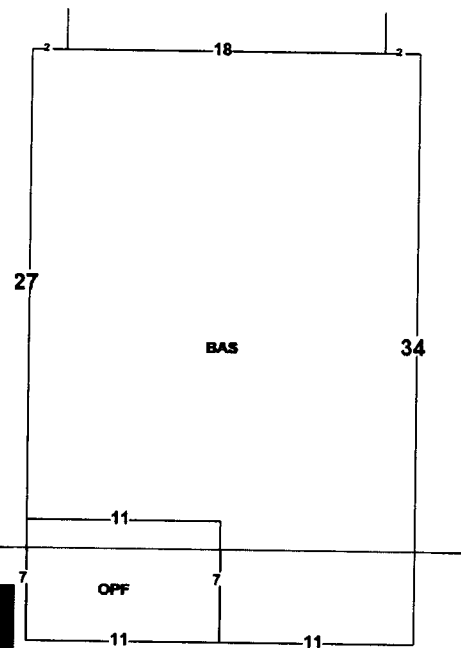
DWELLING UNITS-1
EXTERIOR WALL-ASBESTOS SIDING
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 892 Total SF

BASE AREA - 671

OPEN PORCH FIN - 77

OPEN PORCH UNF - 144



Images



1/22/16

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:04/30/2021 (tc.2277)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021057318 5/25/2021 11:21 AM
OFF REC BK: 8537 PG: 1267 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 08342, issued the 1st day of June, A.D., 2019 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 6 & E 14 FT LT 7 BLK 38 MAXENT TRACT OR 7369 P 279 CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152692300 (0422-49)

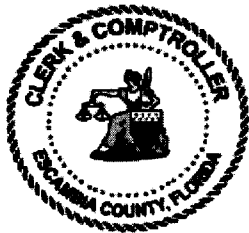
The assessment of the said property under the said certificate issued was in the name of

RONALD M SARVER

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of April, which is the 4th day of April 2022.

Dated this 25th day of May 2021.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 152692300 Certificate Number: 008342 of 2019**

Payor: JAMES VANDERVER 714 WINGATE ST PENSACOLA FL 32507 Date 12/28/2021

| | | | |
|-----------------------|------------|-----------------------|-----------------------|
| Clerk's Check # | 6650603869 | Clerk's Total | \$551.06 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$4,931.04 |
| | | Postage | \$60.00 |
| | | Researcher Copies | \$0.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$4,659.10 |

\$4,046.74

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: _____
 Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
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 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2019 TD 008342

Redeemed Date 12/28/2021

Name JAMES VANDERVER 714 WINGATE ST PENSACOLA FL 32507

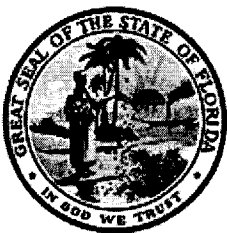
| | | |
|--|------------|---------|
| Clerk's Total = TAXDEED | \$551.06 | 4029.74 |
| Due Tax Collector = TAXDEED | \$4,031.04 | |
| Postage = TD2 | \$60.00 | |
| ResearcherCopies = TD6 | \$0.00 | |
| Release TDA Notice (Recording) = RECORD2 | \$10.00 | |
| Release TDA Notice (Prep Fee) = TD4 | \$7.00 | |

• For Office Use Only

| Date | Docket | Desc | Amount Owed | Amount Due | Payee Name |
|------|--------|------|-------------|------------|------------|
|------|--------|------|-------------|------------|------------|

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 152692300 Certificate Number: 008342 of 2019

Redemption Application Date Interest Rate

| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
|--------------------------------|--|---|
| | Auction Date <input type="text" value="04/04/2022"/> | Redemption Date <input type="text" value="12/28/2021"/> |
| Months | 12 | 8 |
| Tax Collector | <input type="text" value="\$3,405.54"/> | <input type="text" value="\$3,405.54"/> |
| Tax Collector Interest | \$613.00 | \$408.66 |
| Tax Collector Fee | <input type="text" value="\$12.50"/> | <input type="text" value="\$12.50"/> |
| Total Tax Collector | \$4,031.04 | <input type="text" value="\$3,826.70"/> TC |
| Record TDA Notice | <input type="text" value="\$17.00"/> | <input type="text" value="\$17.00"/> |
| Clerk Fee | <input type="text" value="\$130.00"/> | <input type="text" value="\$130.00"/> |
| Sheriff Fee | <input type="text" value="\$120.00"/> | <input type="text" value="\$120.00"/> |
| Legal Advertisement | <input type="text" value="\$200.00"/> | <input type="text" value="\$200.00"/> |
| App. Fee Interest | \$84.06 | \$56.04 |
| Total Clerk | \$551.06 | <input type="text" value="\$523.04"/> CL |
| Release TDA Notice (Recording) | <input type="text" value="\$10.00"/> | <input type="text" value="\$10.00"/> |
| Release TDA Notice (Prep Fee) | <input type="text" value="\$7.00"/> | <input type="text" value="\$7.00"/> |
| Postage | <input type="text" value="\$60.00"/> | <input type="text" value="\$0.00"/> |
| Researcher Copies | <input type="text" value="\$0.00"/> | <input type="text" value="\$0.00"/> |
| Total Redemption Amount | \$4,659.10 | \$4,366.74 |
| | Repayment Overpayment Refund Amount | \$292.36 |
| Book/Page | <input type="text" value="8537"/> | <input type="text" value="1267"/> |

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8537, Page 1267, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08342, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **152692300 (0422-49)**

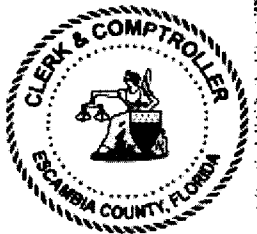
DESCRIPTION OF PROPERTY:

LT 6 & E 14 FT LT 7 BLK 38 MAXENT TRACT OR 7369 P 279 CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: RONALD M SARVER

Dated this 28th day of December 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 15-2692-300 CERTIFICATE #: 2019-8342

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: January 24, 2002 to and including January 24, 2022 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: January 29, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 29, 2022

Tax Account #: **15-2692-300**

1. The Grantee(s) of the last deed(s) of record is/are: **RONALD M SARVER**
By Virtue of Warranty Deed recorded 7/2/2015 in OR 7369/279
2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Mortgage in favor of Otto E. Thiergart and Lois B Thiergart recorded 7/2/2015 OR 7369/280**
 - b. **Notice of Commencement in favor of Villedas Construction dba Villedas Roofing recorded 12/29/2021 OR 8692/840**
4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 15-2692-300
Assessed Value: \$45,881.00
Exemptions: NONE
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: APR 4, 2022
TAX ACCOUNT #: 15-2692-300
CERTIFICATE #: 2019-8342

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

| YES | NO | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify City of Pensacola, P.O. Box 12910, 32521 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2020</u> tax year. |

RONALD M SARVER
714 WINGATE ST
PENSACOLA, FL 32507

RONALD M SARVER
2013 W GREGORY ST
PENSACOLA, FL 32502

OTTO E THIERGART AND
LOIS B THIERGART
9195 GULF BEACH HIGHWAY
PENSACOLA, FL 32507

VILLEDAS CONTRUCTION DBA
VILLEDAS ROOFING
8503 SAN JUAN CALZADA
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 29th day of January, 2022.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

January 29, 2022

Tax Account #:15-2692-300

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 6 & E 14 FT LT 7 BLK 38 MAXENT TRACT OR 7369 P 279 CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-2692-300(0422-49)

Recorded in Public Records 07/02/2015 at 08:33 AM OR Book 7369 Page 279,
Instrument #2015049857, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$182.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Linda Salter

SURETY LAND TITLE OF FLORIDA, LLC

2600 N. 12th Avenue

PENSACOLA, FL 32503

Property Appraisers Parcel Identification (Folio) Numbers: 000S00-9080-006-038

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 22nd day of June, 2015 by Otto E. Thiergart and Lois B. Thiergart, husband and wife, whose post office address is 9195 Gulf Beach Highway, Pensacola, FL 32507 herein called the grantors, to Ronald Matthew Sarver, a single man, whose post office address is 714 Wingate Street, Pensacola, FL 32507, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Lot 6 and the East 14 feet of Lot 7, Block 38, Maxent Tract, City of Pensacola, Escambia County, Florida, according to map of said City, copyrighted by Thomas C. Watson in 1906.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Linda Salter
Witness #1 Signature

LINDA SALTER
Witness #1 Printed Name

Angela L. CCCC
Witness #2 Signature

ANGELA L CCCC
Witness #2 Printed Name

Otto E. Thiergart
Otto E. Thiergart

Lois B. Thiergart
Lois B. Thiergart

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22nd day of June, 2015 by Otto E. Thiergart and Lois B. Thiergart who are personally known to me or have produced driver's license as identification.

SEAL



Linda G. Salter
Commission # FF 2100012 Public
My Commission Expires
June 17, 2019

Linda S. Salter
Printed Notary Name

My Commission Expires:

File No: 1505-335

27-105-05-150

Return to:

SURETY LAND TITLE OF FLORIDA, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503

This Instrument Prepared By:

Linda Salter
SURETY LAND TITLE OF FLORIDA, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503
TELEPHONE: 850-549-2270

File No. 1505-335

THIS MORTGAGE DEED

Executed the 22nd day of June, 2015 by:

Ronald Matthew Sarver, a single man

hereinafter called the mortgagor, to

Otto E. Thiergart and Lois B. Thiergart, husband and wife

hereinafter called the mortgagee:

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation; and the term "note" includes all the notes herein described if more than one).

WITNESSETH, that for good and valuable consideration, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in ESCAMBIA County, Florida, viz:

Lot 6 and the East 14 feet of Lot 7, Block 38, Maxent Tract, City of Pensacola, Escambia County, Florida, according to map of said City, copyrighted by Thomas C. Watson in 1906.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

PROVIDED ALWAYS that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to wit:

DATE: June 22nd, 2015

NOTE

PENSACOLA, FL

AMOUNT: **\$25,000.00**

FOR VALUE RECEIVED the undersigned promises to pay to the order of:

Otto E. Thiergart and Lois B. Thiergart, husband and wife

the principal sum of **\$25,000.00 (Twenty-Five Thousand and 00/100) DOLLARS**

together with interest thereon at the rate of 6% (Six and 00/100 percent) per annum from DATE OF EXECUTION HEREOF until maturity, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

Payable in **180** equal consecutive monthly installments of principal and interest in the amount of **\$210.97** each, the first of which shall be due and payable one month from the date hereof together with a like installment due on the same date each and every month thereafter until **June 22nd, 2030**, when the entire unpaid remaining balance together with accrued interest thereon shall be due and payable. There shall be no pre-payment penalty. **STATE OF FLORIDA DOCUMENTARY STAMPS HAVE BEEN AFFIXED TO THE MORTGAGE SECURING THIS NOTE.**

Such installment payments shall be applied first to the interest accruing under the terms of this note and then to a reduction of the principal indebtedness. The makers and endorsers of this note further agree to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. All payments hereunder shall bear interest at the rate of 6% (Six and 00/100 percent) per annum from maturity until paid. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall at the option of the holders, become immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

Payable at: **9195 Gulf Beach Highway, Pensacola, FL 32507** or such other place as shall be designated by the holder of this note in writing.

and shall perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

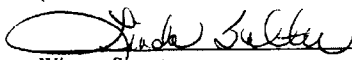
AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than **\$25,000.00** in a company or companies acceptable to the mortgagee policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within THIRTY days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any or the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

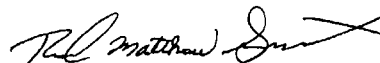
(TWO WITNESSES REQUIRED)


Witness Signature

LINDA SALTER
Witness Printed Name


Witness Signature

ANGELA L. CECIL
Witness Printed Name


L.S.
Ronald Matthew Sarver
714 Wingate Street, Pensacola, FL 32507

L.S.
714 Wingate Street, Pensacola, FL 32507

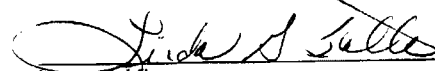
L.S.

L.S.

STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me this 22nd day of June, 2015, by **Ronald Matthew Sarver** who is personally known to me or has produced driver license identification and did (did not) take an oath.


Notary Public

SEAL



Linda G. Salter
Commission # FF 218642
My Commission Expires
June 17, 2019
Printed Notary Name

THIS INSTRUMENT PREPARED BY:
Name: David Magee
Address: 8450 San Juan
Calzada Pensacola 32507
STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number _____ Parcel ID Number (PID) 15-2692-300

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. DESCRIPTION OF PROPERTY: (legal description of the property, and street address if available. Attach a separate if necessary)
2013 W. Gregory St. Pensacola FL 32502
2. GENERAL DESCRIPTION OF IMPROVEMENT: Re-roof
3. OWNER INFORMATION:
Name and address: Ronald Sarven 714 Wingate St. Pensacola 32507
Interest in property: Owner
Name and address of fee simple titleholder (if other than Owner): _____
4. CONTRACTOR: (name, address and phone number): Villedas Construction dba Villedas Roofing
8503 San Juan Calzada Pensacola 32507
5. SURETY:
Name, address and phone number: _____
Amount of bond \$ _____
6. LENDER: (name, address and phone number) _____
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) _____
8. In addition to him/herself, Owner designates _____ of _____
receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) 12-27-2022

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

OWNER'S SIGNATURE

OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 28th day of December, 2021 by James Vanderver. Who is personally known to me OR who has produced identification Driver license. VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

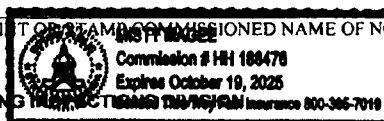
James Vanderver
SIGNATURE OF OWNER OR OWNER'S
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

Misty Magee
NOTARY PUBLIC - STATE OF FLORIDA

SIGNATURE'S TITLE/OFFICE

PRINT OR STAMP COMMISSIONED NAME OF NOTARY

ESCAMBIA COUNTY BUILDING



Form 100.15

Revised 10/8/09